



Rockport, Massachusetts Planning Board

Minutes of Meeting & Hearing, September 15, 2016 Rockport Town Hall Annex, 7:30 p.m.

Present: General Meeting and Hearing, Town Hall Annex 7:30 p.m. Meeting comes to order with Herman S. Lilja, Chairman; Edward S. Hand, Jr. Vice Chairman; Cameron Smith; and Henry T. Betts present. Terence Duffy absent. Kirk W Baker, Town Planner, present. Minutes are recorded by Mary Bourguignon, Secretary.

1. 7:30 p.m. General Meeting and Discussion

2. 7:35 p.m. Hearing- ANR – Keating/Murch, 8 Beach St., Map 18, Lot 333A. Ingrid Keating told the Board that the purpose of this ANR is to change the property line for more equal sq.ft. and better use of the back yard; transferring a 426 sq. ft. area from the rear portion of 8 Beach St. to 6 Beach St. In turn, 6 Beach St. will transfer a 62 sq.ft. strip of land from its shared side lot line boundary to 8 Beach St. The Board had no further discussion. Therefore, Mr. Hand made a motion to approve this ANR. Mr. Smith seconded the motion. All in favor.

3. 7:45 p.m. – Hearing – ANR – Caleb Stone, 106 South St., Map 27, Lots 20 & 21. No one appeared to represent Mr. Stone. Mr. Baker explained that he had Mr. Stone update his plan and make it a little more conforming in regards to lot area. Being without frontage, it is therefore currently unbuildable. After combining the two lots it will make the front lot more amenable to future building expansion, although the applicant had not stated they have any such plans. In that regard, Mr. Baker recommended the Board endorse the submitted ANR plan. None of the Board members had any particular questions. Mr. Smith made a motion that this ANR be approved. Mr. Betts seconded the motion. All in favor.

4. 7:55 p.m. – Hearing – ANR – Zeman Realty Inc., Map 18, Lots 197, 198 & 201. Bob Visnick, Attorney for Ingrid Brown, explained that in conjunction with its upcoming 40B proposal for this property, the applicant, Granite Street Crossing, LLC, on behalf of the property owners Zeman Realty, 5 Granite St., and Ingrid Brown, 11 Granite St., are requesting an ANR Plan endorsement of this property. Mr. Baker said that the ANR proposal will result in parcels that are compliant in regards to having adequate frontage on a public way (50 ft. in this case). The lots situation of previously lacking frontage (Map 18-198) will be eliminated. After the Board had a short discussion, Mr. Smith made a motion to approve this ANR. Mr. Betts seconded the motion. All in favor.

5. Planners Update –. Mr. Baker said that he got a request last week from Anthony Accardi, Pigeon Cove Ledges, LLC, 144-146 Granite St., stating that his current SPR permit expires on October 1, 2016 and that he is asking for a permit extension for an additional three years. Mr. Lilja said that he looking towards having a special meeting to deal with this issue, but first he wants to get an opinion from Town Counsel as to whether or not the reason seems justifiable to do this and whether or not they are entitled to another extension. Mr. Hand made a motion to approve the plan that Mr. Lilja will call Town Counsel and get their opinion on this matter and then the Board will have another meeting before the end of September to deal with it. Mr. Betts seconded the motion. All in favor.

6. Helicopter Bylaw:

- **Recap of Town Meeting Vote on Bylaw.** Mr. Betts asked what if Mr. Roma were to drop the law suit and pay the fine can he land his helicopter. Mr. Lilja answered that the Town is saying that there is another bylaw which prevents him from doing this. He has to win. Mr. Hand said there are so many different possibilities here. He then said if in the Land Court Mr. Roma wins, which they expect him to do, the cease and desist order goes away. If it then goes to Appeals Court, you don't know when that would happen, if ever. They expect the Town will lose in Land Court because of the Sheffield Case. In closing, Mr. Hand said a lot of people are working on this.
- **Recap of vote on resolution.** Mr. Lilja said the resolution was missed and the next step is simply wait. Everything is in place. We need to wait until the Attorney General's office reviews it.
- **Next step.** No discussion.

7. Discussion with Rob Liebow. Mr. Lilja welcomed Rob Liebow, Superintendent of Rockport Schools, saying that the Board is interested in what Mr. Liebow has to say and that Mr. Lilja pulled together, from Mr. Smith's summary of the Survey Monkey, a collection of comments about education that have been submitted by some of the many people who have responded to the Survey Monkey. Mr. Lilja then gave Mr. Liebow a copy of the collected responses. The Board would love to hear your (Mr. Liebow) input, in regards as to what has been done so far. Mr. Liebow covered the Home Ownership Assistance Program, possibly bringing 100 new students into the school system, an intergrated school system with fine arts courses offered, and many more beneficial topics that could be added to the current school system. Mr. Liebow then told the Board about Mt. Desert, ME where the Town of Mt. Desert gave the Housing Trust a parcel of land and the they built a series of homes on that land, that had covenants attached to them, so that people could get in those homes at a better interest rate. The Town gave these new home owners a 99 year lease. A solution from some forward thinking people. In closing, Mr. Lilja thanked Mr. Liebow for coming and glad to hear of his experiences because they are definitely positive in this regard and that is great.

8. Continuing Business, Liaison Reports, and Other Updates

- **Liaison Reports.** No reports given.
- **Updates from Members.** No updates presented.

9. Planning Board Administration

- **Approval of Bills.** An invoice from W. B. Mason was presented for payment. Mr. Smith made a motion to pay this invoice. Mr. Betts seconded the motion. All in favor. A bill was present from Mr. Hand to reimburse him for the purchase of a DVD from Cape Ann Television. Mr. Smith made a motion to pay this bill. Mr. Betts seconded the motion. All in favor.
- **Approval of Minutes.** No minutes presented for approval.

10. Adjournment. 9:42 p.m. Mr. Hand made a motion to adjourn. Mr. Betts seconded the motion. All in favor.

Herman S. Lilja, Chairman

Date